Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 02/04/02 15:35 1pgs
Fees:13.00 Taxes:347.43

20020204-0015344

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2002.

Notary Public

My Commission Expires: July 16 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN (Affix Seal)

Preparer's File #-01L1087

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason McMurrian and Cherlyn McMurrian	Mr. Jack Davis, Jr.	165-14-13
4665 Chutney Drive	1120 Springfield Highway	
Antioch, TN 37013	Goodlettesville, TN 37072	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KAREN SHIPLEY, unmarried hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JASON MCMURRIAN AND WIFE, CHERLYN MCMURRIAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, State of Tennessee, described as follows, to wit:

BEING Lot 305, Section 7, Peppertree Forest of record in Book 7900, page 322, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to B. Michael Shipley and wife, Karen E. Shipley by Deed from William D. Whitley and wife, Mary E. Whitley of record at Book 10035, page 43 and further conveyed to Karen E. Shipley by Quitclaim Deed from B. Michael Shipley of record at Instrument No. 20010419-0038860 and Re-recorded at Instrument No. 20010503-0045693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the grantors herein by deed of even dated record in Instrument No. _____, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **4665 Chutney Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **January, 2002**:

Karen Shipley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAREN SHIPLEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 30th day of January, 2002.

Notary Public

My Commission Expires: July 16 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN